

WSFHOA's SPRING 2008 NEWSLETTER

A Big Welcome to our new Condominium Owner members in West Springs Village! Landstar is nearing completion of its 92-unit condo development on 73 St & West Springs Road and we look forward to your involvement in our community! The summer of 2008 has arrived in West Springs Farm and we hope all our Home Owners enjoyed the blossoms on our Schubert Chokecherry trees – they were amazing this spring weren't they? And now we have our entrance and medians chock full of plants, the irrigation is taking over watering from the spring monsoons, and everything is growing. Let's see it all after a few weeks of sun!

Those Schuberts are part of the “**enhanced facilities**” that make our development of West Springs Farm stand out – and your annual fees pay for their maintenance. Those “enhanced facilities” are the entrance signage, the flower beds and treed grass areas along West Springs Gate, Old Banff Coach Road (OBCR) and 73 St, and the irrigation system used to water them. We are adding an enhanced entrance area on the east corner of OBCR and 73 St SW to make the 73 St access more attractive.

Recent & Upcoming Activity:

West Springs held our first **Area-wide Garage Sale** and quite a few buyers showed in the rain! Thanks Pat! Your Directors are building our new internet website, www.westspringsfarm.com, to be a reference site and communication tool for our Home Owners. Thanks David! Others are **working with the City Departments** of Bylaws, Parks, Roads, the Calgary Police Service (CPS) and our Alderman Joe Connelly to represent our Home Owners, and make West Springs Farm safer and more enjoyable to live in. We've contacted nearby **Home Owner and Community Associations** on areas of common interest and hope to have progress to report soon. Without our Association none of this would happen. And without volunteers the Association would have no staff – please volunteer with ideas and help where you can – and come out to our Annual General Meeting this fall.

***NOTICE: Replacement of West Springs Gate terrace rock will be done on July 2 by Landstar. Alternative date July 9 in case of rain. Please leave your rock pieces out - with any special requests such as crack repairs!**

Good Neighbour Notes based on comments we've received from Home Owners:

1. Please clean up after your dogs (goes for any cats that find their way outside too).
2. Be kind and do not park in front of your neighbours' home on a regular basis. On-street parking is not owned, but we all appreciate having a spot in front for visitors and our own use. Besides, we'd all rather look at our own car! PS - large vehicles cannot be parked overnight on streets.
3. Drive safely on our streets – the CPS has been contacted about reports of unsafe drivers on West Springs Way and may extend their monitoring beyond the Way.
4. Lawn care – this is the dandelion season so lets try to control them!

WSFHOA ANNUAL INVOICES

Please find attached your annual invoice for fees. It includes the \$100 fee that is due for the 2008 calendar year and any unpaid amounts for prior years with interest due thereon. Your immediate attention would be appreciated. Should you wish further details on the Association's role and/or the basis for this fee, please consult the Encumbrance caveat attached to your home property title. A copy will be available on our website. You can also contact us at one of the letterhead addresses.

NOTE: Condo Owner's fees are paid directly by Condominiums First – No action is required.